

Sam Metson

BA (Hons) MA MRTPI AEMA

Partner, Planning

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Sam delivers practical solutions to his clients, balancing competing demands between the need for development and its impact upon the environment.

With a wealth of project experience in Essex, Suffolk and outer-London, Sam works on residential, commercial, mixed-use developments and greenbelt sites. He recognises the rising demand for sustainable and innovative developments to take centre stage within the property industry, catering his advice to ensure his clients' developments lead the way.

Using his experience as a town planner, Sam leads the preparation and negotiation of major planning applications, the promotion of sites through the development plan process and advises his clients on planning strategy.

He thrives off the people-based nature of the sector, delivering local outcomes that benefit local communities, but also enjoys a constructive working relationship with local planning authorities across the region.

Involved in almost every aspect of planning as a profession, Sam is a Chartered Member of the RTPI and a Practitioner Member of the Institute of Environmental Management and Assessment. More recently, he has been sitting on the Regional Activities Committee for the RTPI East of England.

Key relevant project experience

Promotion of surplus land at King George Hospital, Ilford, for Green Belt release and residential development. Local Plan allocation. This work involved constructive negotiations with the local planning authority and other stakeholders, including TfL.

Outline planning permission obtained for up to 575 dwellings on an unallocated greenfield land in Felixstowe, on two sites adjacent to a Grade II* listed building, justified based on a five-year land supply deficit. Reduced Affordable Housing secured through viability negotiations.

Support for a master-planning process for the mixed-use redevelopment and regeneration of the Laindon Shopping Centre, Basildon on behalf of Swan Housing Association.

Support for a master-planning process for the mixed-use redevelopment and regeneration of the former Anglia Ruskin University Central Campus, Chelmsford (now City Park West) on behalf of Genesis Housing Association.

Planning appeal win and full award of costs obtained for Barking Havering and Redbridge (University Hospitals) NHS Trust for residential development at the Upney Lane Medical Centre, Barking.